

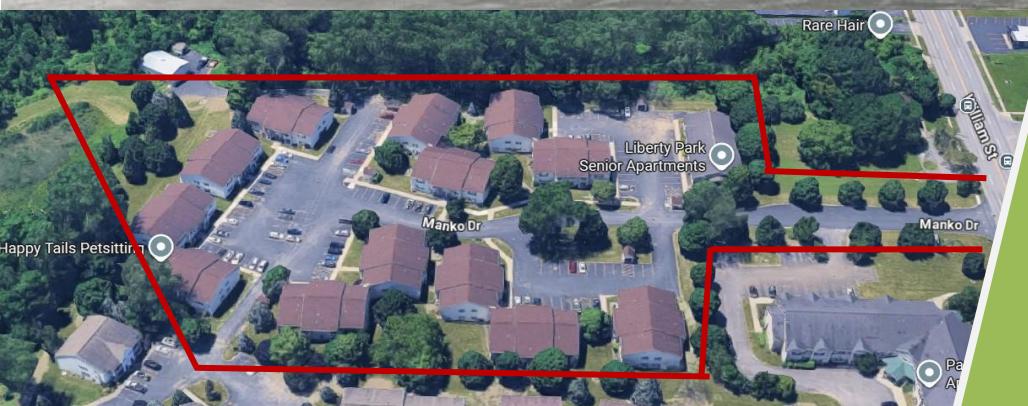
LIBERTY PARK APARTMENTS

35 Manko Lane., Cheektowaga, New York 14227

104 Garden Style Apartments (all 2-bedroom single bath design)

Currently operated as a 55+ senior, "affordable" community

Offered at \$11,000,000



104

Total Units

+- 837

Avg. Unit Size SF

\$949.00

Avg. Leased Rent/ Unit

\$1.12

Avg. Leased Rent/ sq.ft

97%

Occupancy

Investment Highlights:

- 104 garden style units
- Heat and Electric sub metered
- All 2-Bedroom - single bath
- Common Laundry provided
- 13 buildings, 8 units each
- Offered debt free - Possible owner financing
- Affordability restriction ends October 2026
- just off the William St. Exit of the I190 Expwy.
- Value -Add opportunity – thru rent increases
- 1996 construction

Offered by: Network One Realty Advisors



Michael Battaglia CCIM

Address:

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For NDA or Offering Memorandum:

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